

SANDHURST, KENT



RYE ROAD, SANDHURST, KENT TN18 5JL

Attractive Detached Family Home

Entrance Hall * Sitting/Dining Room * Family Room * Fitted Kitchen
Utility Room * Cloakroom

Master Bedroom with Ensuite * Three Further Double Bedrooms
Family Bathroom

Mature Garden * South Facing Terrace * Two Single Garages * Off Road Parking

Cranbrook School Catchment Area

This attractive detached family home offers well-proportioned accommodation set in mature gardens with south facing terrace, well suited for outdoor living, with views over fields, in a convenient location. Situated on the outskirts of the Kentish village of Sandhurst, an area of outstanding natural beauty, the property is within the much sought after Cranbrook School Catchment Area.

The accommodation consists of an entrance hall, a sitting/dining room with fireplace, a double aspect family room with doors opening onto the terrace, fitted kitchen, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite bathroom, three further double bedrooms and a family bathroom.

The property is approached through a gate onto a gravel drive which provides ample off road parking and leads to each of the single garages. The enclosed garden is laid predominantly to lawn with a paved south facing terrace and a vine covered pergola.

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Situated on the outskirts of the Village of Sandhurst, the property is within a short distance of the local amenities which include a post office and local store together with a well-regarded Primary School.

More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

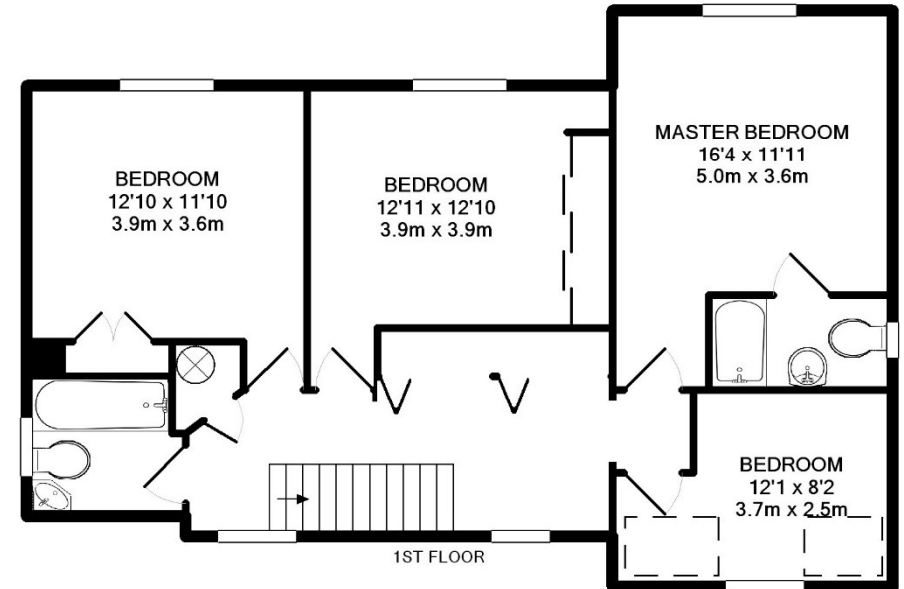
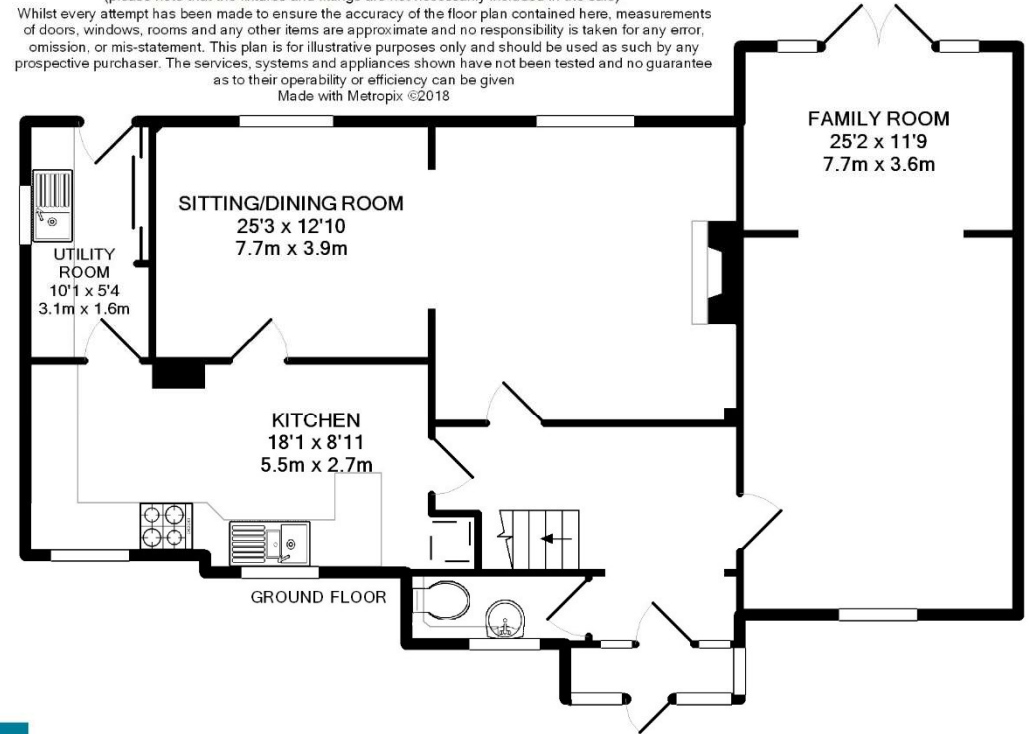
Together with the local primary school and Cranbrook School, there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.

Mainline Rail Services are available from either Staplehurst or Etchingham.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1579.1SQ.FT. (146.7SQ.M)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SERVICES

Mains electricity, gas, water and drainage

Tunbridge Wells Borough Council -
 Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

Energy Performance Certificate

Invicta House, Rye Road, Sandhurst, CRANBROOK, TN16 5JL

Dwelling type: Detached house Reference number: 8877-7925-0390-9862-8922
 Date of assessment: 22 May 2013 Type of assessment: RUSAP existing dwelling
 Date of certificate: 25 May 2013 Total floor area: 192 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 3,273
Over 3 years you could save		£ 444

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 234 over 3 years	You could save £ 444 over 3 years
Heating	£ 2,494 over 3 years	£ 2,340 over 3 years	
Hot Water	£ 350 over 3 years	£ 249 over 3 years	
Totals	£ 3,273	£ 2,829	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 177
2 Low energy lighting for all fixed outlets	£ 105	£ 185
3 Solar water heating	£4,000 - £6,000	£ 105

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

